



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00106 Haciendas Del Rio
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: November 17, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: North of Artcraft Boulevard and East of Strahan Road
Legal Description Acreage: 91.83 acres
Rep District: Northwest ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ

Nearest Park: Rio Grande River Trail Unit One (Abutting)
Nearest School: Canutillo Elementary School (1.32 miles)
Park Fees: N/A
Impact Fee: The property is located in the Westside impact-fee area. It is subject to fees in a development agreement, signed on May 6, 2008.

Property Owner: Haciendas Del Rio Partners, L.P. & El Paso County
Applicant: Haciendas Del Rio Partners, L.P. & El Paso County
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ/ Vacant
South: ETJ/ Single-Family Residential
East: ETJ/ Rio Grande River
West: ETJ/ Single-Family Residential

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is requesting a fifth, six-month extension to submit recording maps in accordance with Section 19.08.060.H of the previous subdivision code (a six-month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the city, a public utility, or other governmental entity). The extension is to allow the applicant additional time to comply with the County of El Paso policies and procedures for recording subdivision plats. The County requires that subdivision improvements be completed or that the developer provide a performance bond or letter of credit before they file the recording plat. If granted, the extension would expire on March 26, 2012.

CASE HISTORY

On March 26, 2009, the CPC approved Haciendas Del Rio on a Major Combination basis and approved the following modifications:

1. To allow for a reduction in turning heel radius from the required 70 feet to 50 feet and to 55 feet.
2. To allow for a 30-foot wide pedestrian right-of-way and irrigation easement.
3. To allow for a block length that exceeds the 1,500-foot maximum on Rio Haciendas Drive, as it measures approximately 4,615 feet in length. The Rio Grande River to the east restricts the subdivision. So, the applicant is unable to improve any through streets. The applicant is providing a park and pedestrian right-of-way within the block.

On March 24, 2011, the City Plan Commission (CPC) approved an extension request to submit recording maps. If the CPC approves this request, it will expire on March 26, 2012.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends approval of the extension request to submit recording maps for Haciendas del Rio, based on compliance with Title 1, and subject to the following conditions and requirements:

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

Approval.

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT COMMENTS AND REQUIREMENTS

No comments received.

PARKS & RECREATION DEPARTMENT COMMENTS

No comments received.

EL PASO WATER UTILITIES COMMENTS

No comments received.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS

No comments received.

911 DISTRICT COMMENTS

No comments received.

CENTRAL APPRAISAL DISTRICT COMMENTS

No comments received.

EL PASO ELECTRIC COMPANY COMMENTS

No comments received.

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS

No comments received.

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

No comments received.

TEXAS GAS SERVICE COMMENTS

No comments received.

ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

Impact Fee Assessment Schedules

Westside Service Area Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$ 659	\$927
1 inch	1.67	\$1,101	\$1,548
1 1/2 inch	3.33	\$2,195	\$3,087
2 inch	5.33	\$3,514	\$4,941
3 inch	10.00	\$6,593	\$9,270
4 inch	16.67	\$10,990	\$15,453

6 inch	33.33	\$21,973	\$30,897
8 inch	53.33	\$35,158	\$49,437
10 inch	76.67	\$50,545	\$71,073
12 inch	143.33	\$94,490	\$132,867

***Fees do not apply to water meter or connections made for standby fire protection service**

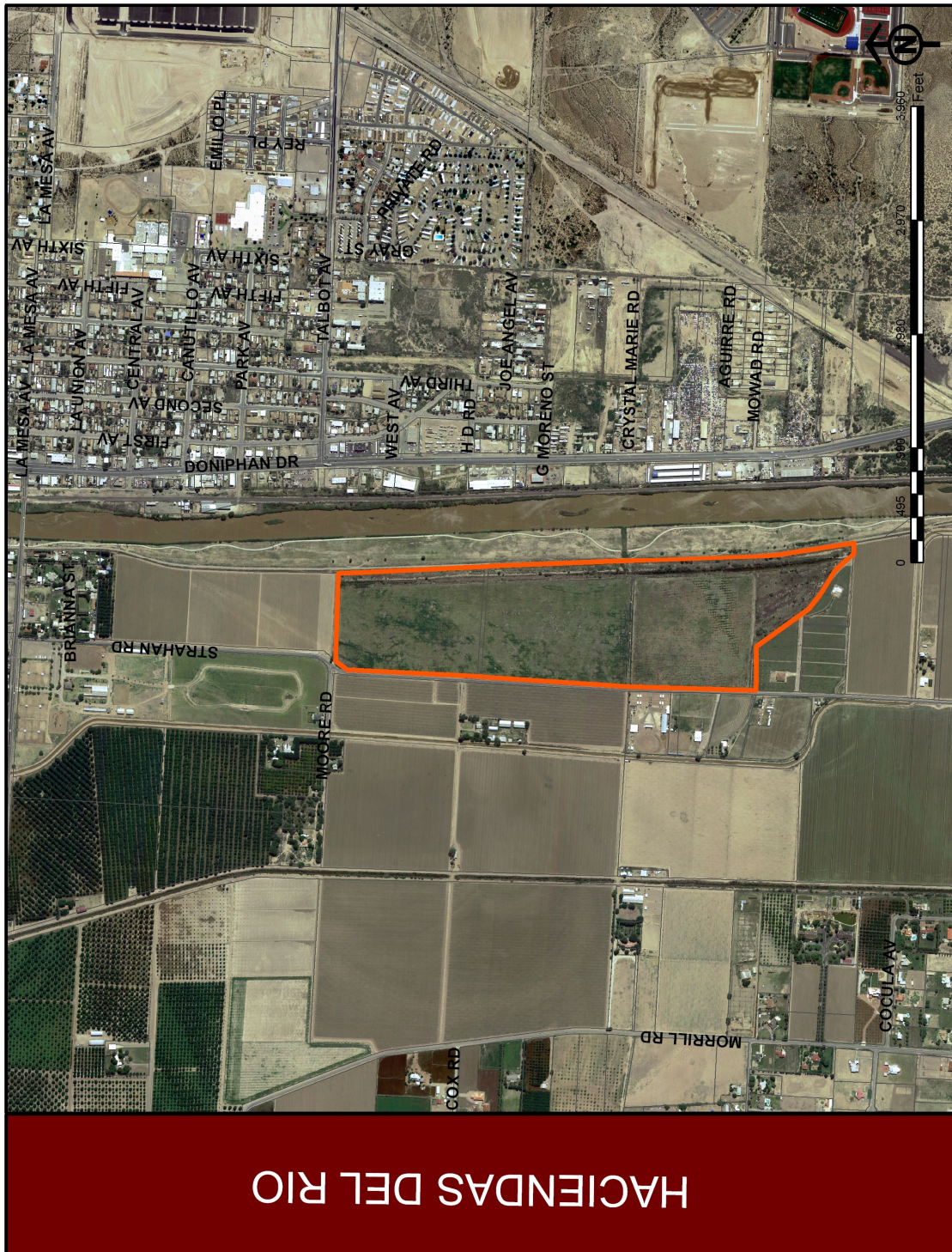
Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Request for Extension to Submit Recording Maps
5. Letter from County
6. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

Martinez, Armida R.

SUSU11-00106

From: Bass, Justin D.
Sent: Wednesday, October 19, 2011 1:32 PM
To: Martinez, Armida R.
Subject: FW: Extension request for HDR
[Please process.](#)

From: Cadconsulting1 [mailto:cadconsulting1@aol.com]
Sent: Wednesday, October 19, 2011 1:31 PM
To: Bass, Justin D.
Subject: Extension request for HDR

Justin

Please accept this e-mail as a request to extend Haciendas del Rio Plat for 6(six) month. We are working with the City and County to re-plat this subdivision. base on comments from staff we need to submit this plat on a 5(five) day again to clarified some issued.

Thanks

Carlos M Jimenez
Cad Consulting Co.

10/19/2011

ATTACHMENT 5



**COUNTY OF EL PASO
ROAD AND BRIDGE DEPARTMENT
800 E. OVERLAND RM 407
EL PASO, TEXAS 79901
(915) 546-2015
(FAX) (915) 546-8194**

November 1, 2011

**Mr. Frank Delgado
The City of El Paso
Planning & Economic Development
#2 Civic Center Plaza, 5th Floor
El Paso, Texas 79901**

Re: Haciendas Del Rio – Plat Extension Request

Mr. Delgado:

Without a subdivision performance bond or letter of credit, the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso.

Should you have any questions or need additional information, please feel free to call me at (915) 546-2015. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gilbert Saldaña Jr.", is written over a horizontal line.

Gilbert Saldaña Jr., P.E.
Senior Civil Engineer

Cc: Mr. Carlos Jimenez (CAD Consulting Company)

ATTACHMENT 6

01/20/2009 16:10 FAX 915 592 0286

CONDE INC

002



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: December 19, 2008

File NO. _____

SUBDIVISION NAME: HACIENDAS DEL RIO

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
BEING TRACTS 3B, 3C, 3D1, AND A 30 FOOT COUNTY ROW, BLOCK 16, AND TRACTS 1B AND 1D, BLOCK 13 OF UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS.

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>62.3892</u>	<u>188</u>	Office		
Duplex	_____	_____	Street & Alley	<u>27.5487</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>1.8900</u>	<u>1</u>		_____	_____
School	_____	_____	Total No. Sites		<u>190</u>
Commercial	_____	_____	Total Acres (Gross) & Sites	<u>91.8279</u>	
Industrial	_____	_____			

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A X

5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
On Site Ponding

7. Are special public improvements proposed in connection with the development? Yes _____ No _____

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record El Paso County, 500 San Antonio, El Paso, TX 79901 546-2098
Haciendas Del Rio Partners L.P. 601 Sunland Park Dr. Bldg. 4 El Paso Texas 79928 (915) 585-8200
(Name & Address) (Zip) (Phone)
13. Developer Haciendas Del Rio Partners L.P. 601 Sunland Park Dr. Bldg. 4 El Paso Texas 79928 (915) 585-8200
(Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 1790 Lee Trevino Suite 400 79936 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: 2,088.00

OWNER SIGNATURE: 

Anthony Cobos, County Judge

OWNER SIGNATURE: 

Brian Young

REPRESENTATIVE: 

Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

